



## CONDITIONAL USE PERMIT

Permit info: **CUPFY2026-0001**

Application Date: **10/14/2025** Rec'd by: \_\_\_\_\_

FOR OFFICE USE ONLY

**6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921**

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Jennifer Mohr	<b>Name:</b> Mark McAllister/Caleb Roope
<b>Company:</b> erstad Architects	<b>Company:</b> TPC GLENWOOD LLC
<b>Address:</b> 310 N 5th Street	<b>Address:</b> PO BOX 4067
<b>City:</b> Boise	<b>City:</b> BOISE
<b>State:</b> ID <b>Zip:</b> 83702	<b>State:</b> ID <b>Zip:</b> 83711
<b>Tel.:</b> 208-246-8986	<b>Tel.:</b> 208-461-0022
<b>E-mail:</b> jmohr@erstadarchitects.com	<b>E-mail:</b> MarkM@tpchousing.com

**PROPERTY AND DESIGN INFORMATION:** [VISIT ADA COUNTY ASSESSOR'S SITE](#)

**Site Address:** 5111, 4983 N Glenwood Street, and unaddressed parcels R1285070030 and R1285070025

<b>Subdivision Name:</b> Strawberry Glen #8750 Carls Sub	<b>Lot:</b> 37, 38, POR 39 02, 03, 04	<b>Block:</b> - 01
<b>Tax Parcel Number:</b> R8191508765, R1285070040, R1285070030, and R1285070025	<b>Zoning:</b> C-2	<b>Total Acres:</b> 7.883
<b>Proposed Use:</b> Church or Place of Religious Worship	<b>Floodplain:</b> YES <b>NO</b>	

**Describe the proposed use:**

New church use with related support facilities.

<b>Will you be making changes to the structure(s)?</b> <b>YES</b> NO	
<b>If no, will you be changing the occupancies as defined by the IBC?</b> <b>YES</b> NO	
<b>Check any that are applicable to this application:</b>	<b>I will build a new structure</b>
<i><b>*If any of the first three boxes are checked, a <a href="#">Design Review</a> Application is required*</b></i>	<b>I will add 25% or more to the floor area of an existing building</b>
	<b>I will alter, replace rehabilitate or restore 25% or more of a store façade.</b>

*See attached narrative.*

See attached narrative.

*See attached narrative.*

*See attached narrative.*

*See attached narrative.*

Signature of the Owner (date)



## APPLICATION INFORMATION REQUIRED

**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

***ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:***

- ☒ Compliance Statement and Statement of Intent
- ☒ Neighborhood Map
- ☒ Fire Flow / Ability to Serve
- ☒ 11"x17" Site Plan
- N/A ☐ Irrigation/Ditch Company Authorization Letter
- N/A ☐ Landscape Plan
- ☒ Photos of Site
- ☒ Neighborhood Meeting Verification
- ☒ Affidavit of Legal Interest
- ☒ Waiver Request of Application Materials
- ☐ Structural Documentation

(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)

*\*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

SEE BELOW



## PLEASE CHECK THE FOLLOWING:

### INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☒ Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- ☒ Should include purpose, scope, and intent of project
- N/A ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

### INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ 8 1/2" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### INFORMATION REQUIRED ON SITE PLAN:

- ☒ Scale not less than 1" = 20', legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

ie too large for 1" = 20', propose smaller scale to fit full site

licable envelope is existing to remain

existing to remain

- N/A ☐ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

**INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:**

- no change to ditch proposed ☐ Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- ☒ Copy of notice sent to property owners within 300' of an applicable property
- ☒ List of notice recipients with names and addresses
- ☒ Sign-up sheet from meeting

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- ☒ Statement must include a list of the application materials to be waived and an explanation for the request

**STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):**

- N/A at TI suite ☐ **Industrial treatment compliance: a statement answering the following questions:**

- Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
- Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
- Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present

- ☐ **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4" = 1' scale (with scale noted on plans) identifying:**

- Use and square footage per room (i.e. office, storage, restroom, etc.)
- Primary Occupancy Classification (2018 IBC sec 303-312)
- Occupancy Load (2018 IBC Sec 1004, table 1004.5)
- Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
- Electrical panels interior and exterior
- Gas meter location
- Fire extinguisher locations and size
- Emergency lighting locations
- Illuminated exit sign locations
- Fire sprinkler riser location
- Fire alarm panel location
- Commercial cooking operation location, including size and type of hoods and grease traps
- Spray finishing operation location
- Flammable or combustible product locations
- Welding operation locations
- Rack storage locations

Design team is working with DOPL, Fire, and Garden City on code requirements, specific requirements will be included with future building permit(s)

*Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."*



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926 •  
www.gardencityidaho.org

## Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, TPC GLENWOOD LLC, PO BOX 4067  
Name Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
BOISE, ID, 83711  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to ERSTAD ARCHITECTS  
Name of Applicant 5111, 4983 N Glenwood Street, and unaddressed  
to submit the accompanying application pertaining to parcels R1285070030 and R1285070025,  
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 13<sup>th</sup> day of October, 2025

[Signature] Caleb Roope  
Signature Printed Name  
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Stacey Aparicio  
Notary Public for Idaho

Residing at: Meridian

My Commission expires 5/24/2027





October 14, 2025

Planning Division  
Garden City  
6015 Glenwood Street  
Garden City, ID 83714

RE: Waiver Request  
CUP for Church or Place of Religious Worship at the Glenwood Center  
5111 and 4983 N Glenwood Street  
Unaddressed Parcels R1285070030 and R1285070025  
Garden City, ID 83714

To whom it may concern,

We request a waiver from the following Conditional Use application requirements:

1. Information Required on Site Plan, building envelope dimensions with the center of the envelope location established in relation to the property lines  
The standard is to provide dimensions from centerline of wall to property line, however, the building is existing exact thicknesses of walls adjacent to property lines is unknown. Dimensions from face of existing wall based on the survey is provided to document building adjacency to property lines.
2. Information Required on Site Plan, adjacent street right-of-way lines  
The standard is to provide dimensions of the street right-of-way at all public roadways. There are no new structures proposed, therefore, the right-of-way is not anticipated to be impacted as part of the proposed scope of work in this application.
3. Information Required for Irrigation/Ditch Authorization Letter  
The standard is to provide an authorization letter from the Irrigation/Ditch district if a canal/irrigation ditch runs through the property or along the property lines. The Wilson Drain is piped through the approximate center of the property, however, there are no changes proposed to this feature, therefore no letter is needed.
4. Structural Documentation, Detailed Current Floorplans  
The standard is to provide a detailed code analysis including exiting, meter/panel locations, etc. Since original construction, the buildings on this site have undergone a variety of modifications, ultimately resulting in structures that are no longer compliant with their original building type. Because of this, previous improvements have been required to pursue code compliance alternates. The design team has been working with Authorities Having Jurisdiction to determine the best path forward for IBC/IEBC code compliance and an analysis will be included in any future building permit. In lieu of finalized analysis, a preliminary occupant load and egress plan for the space to receive tenant improvement has been provided with this application. Because the remaining spaces are anticipated to be existing to remain at this time, no occupant load or egress plan

will be provided. Any future tenant improvement to other spaces would include the associated analysis, occupant load, and egress plans at the time of building permit application.

5. Ability to Serve Letter

The standard is to provide an ability to serve letter from Public Works indicating that proposed number of fixtures is serviceable based on the City's Utilities, however, because the intent is to apply the use generally across multiple parcels to allow flexibility for future use, an ability to serve letter will be obtained with any future building permits. A letter has been requested for the indicated TI space to be used for permit.



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

October 10, 2025

Subject: Ability to Provide Fire Flows

**Fire Flow Information:**

Address fire flow requested for: 4983 N Glenwood St

Fire hydrant serving this address: Hydrant #8000

Fire flow Garden City is able to provide is 1750 gpm at 20 psi residual for 2 hours.

**Sprinkler System Design Information:**

Static pressure: 50 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 gpm

For questions, please contact the Garden City permitting desk at 472-2921.

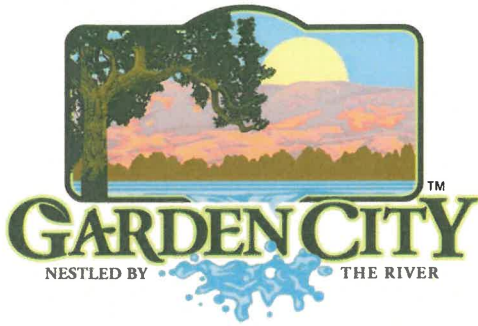
Sincerely,

*Chad Vaughn*

Garden City Public Works Water Division

cc:  
Applicant  
File





6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926 •  
www.gardencityidaho.org

## Affidavit of Neighborhood Meeting

State of Idaho )  
                                  )SS  
County of Ada )

I, Chad Weltzin, 310 N 5th Street  
Name (be full legal name) Address  
Boise ID 83702  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 5111 and 4983 N Glenwood St, R1285070030, and R1285070025 (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1, affidavit thereof attached.
4. The location of the meeting was on site, 4983 N Glenwood Street, between Revolution and Asana.
5. The date of the meeting was: October 13, 2025, a Monday, Tuesday, Wednesday, Thursday, or Friday (please circle the day of the week). (must be a weekday not less than 10 days ahead of this submittal and not more than three months ahead of this submittal).
6. The time of the meeting was: 5:30 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 5:30 pm to 6:00 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
8. The attached sign-in sheet includes all attendees.

Dated this 14th day of October, 2025.

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written

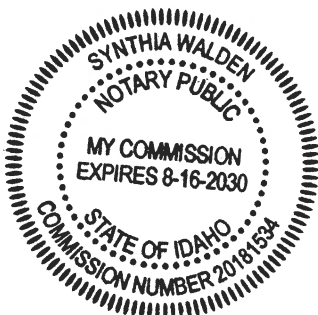
[Signature]  
Notary Public for Idaho

Residing at:

My Commission expires

310 N 5th St. Boise ID 83702

08/16/2030



### REQUIRED ATTACHEMENTS

1. Neighborhood meeting notice
2. Affidavit of posting
3. Sign in sheet



## Neighborhood Meeting Sign-in Sheet Template

Day: Monday

Date: October 13, 2025

Time: 5:30 pm

**Project Synopsis:** Conditional use permit application for a religious institution in an existing building at parcel addresses 5111 N Glenwood Street (parcel number R8191508765), 4983 N Glenwood Street (parcel number R1285070040), and two unaddressed parcels directly to the east and south (parcel numbers R1285070030 and R1285070025). The project will also include a new <10,000 square foot second level for the new use within the existing building envelope.

**Information must be written in block letters and in legible handwriting.**

**Example:** Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

[illegible]



October 14, 2025

Planning Division  
Garden City  
6015 Glenwood Street  
Garden City, ID 83714

RE: Compliance Statement and Statement of Intent  
CUP for Church or Place of Religious Worship at the Glenwood Center  
5111 and 4983 N Glenwood Street  
Unaddressed Parcels R1285070030 and R1285070025  
Garden City, ID 83714

To whom it may concern,

The below compliance statement and statement of intent is submitted to accompany a Conditional Use Application for Church or Place of Religious Worship.

### **Statement of Intent**

*Purpose, scope, and intent of the project*

The attached conditional use permit application is for a Church or Place of Religious Worship on four existing developed parcels in a C-2 zone.

The Glenwood Center, located at 5111 and 4983 N Glenwood Street in Garden City, is a strip commercial center with anchor building containing nearly two dozen tenant spaces. The new use is intended to be applied generally over all four parcels and project scope includes a tenant improvement for a new < 10,000 square foot second level for classrooms and multi-function room located entirely within the existing building envelope, but also aims to allow flexibility for the owner to utilize vacant suites across the whole center in the future. No increase to building footprint or parking lot area is included in the current scope of work. While some hardscape replacement will be required for accessible entry and other requirements of the tenant improvement, it is anticipated to be far below 25% of the site.

Associated site improvements required for the new use include approximately 121 new bike racks (to provide 242 bike parking spaces in addition to the existing 6 spaces) to provide for the worst-case most intensive use across all parcels, a painted striped pedestrian pathway connecting the center's entries to the sidewalk on Chinden, and updated accessible parking areas to meet current code. Because the existing landscape buffer is approximately 10' from back of curb to edge of sidewalk and no sitework exceeding 25% of the site is proposed, the project complies with the intent of the landscape requirements of GCC 8-4I-5. Additionally, because the existing parking lot contains 351 spaces, a 40% excess over the required worst-case of 248 spaces for the use across the whole site, no substantial alterations to the parking lot are anticipated for the new use and GCC 8-4I-6 does not apply.

### **Compliance Statement**

*Statement explaining how the proposed use is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with*

The proposed use is compliant with the standards of review in the following ways per 8-6B-2D:

1. *The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;*

The existing site is a strip center with anchor building surrounded by ITD (Ada County RUT) to the north and west, Expo Idaho to the east (Ada County RUT), and various dining establishments to the north, south, and east (Garden City C-2). Businesses on site include the Asana Climbing Gym, Revolution Concert Hall, and other smaller retail and restaurant uses.

Per the county's website, Ada County's Rural-Urban Transition (RUT) zone is intended (among other provisions) to "provide design standards that shall permit redevelopment of property to higher densities when urban public facilities are extended". The ITD property to the west and north includes a variety of office/business uses and screened outdoor storage. Typically, a church or religious facility may not be compatible with an adjacent outdoor storage use, however, the Glenwood Center is uniquely suited to minimize conflict due to the alley that separates ITD's storage from the building and the building's orientation toward the corner of Glenwood and Chinden. This building orientation focuses visitors toward the southeast corner of the block and discourages interaction with the adjacent quasi-industrial use. To the east, Expo Idaho, also zoned Ada County RUT, provides additional recreational opportunities for visitors of the Church and is a compatible use.

A Church or Place of Religious Worship is generally compatible with uses permitted within the C-2 zone and all of those currently located in close proximity to the site. Providing cultural and educational options near existing dining, retail, and recreation uses bolsters the existing businesses and allows additional recreation options that utilize infrastructure already in place.

2. *The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;*

The use is proposed in an existing developed corner at the intersection of two principal arterial roadways. There is an existing bus stop on Glenwood Street slightly south of the curb cut and extensive sidewalks adjacent to the site. Though no parking is available on the street, the site contains over 40% more parking than required by Garden City Code for the use applied to the entire site as the most intense requirement. New bike racks will be provided as required for the new use.

3. *The use will not unreasonably diminish either the health, safety or welfare of the community; and*

The proposed use will bring additional visitors to an area with retail and dining facilities, providing increased revenue opportunity for existing businesses. As noted above, the site contains adequate parking facilities, and no changes are proposed to the ingress and egress orientation of the site.

4. *The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.*

The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city. Notably, this property lies between the ITD property and Expo Idaho site, two large key properties that Goal 3.1 and 10.3 of the Comprehensive Plan envisions as becoming future planning areas and/or city center(s). A Church or Place of

Religious Worship provides cultural and educational resources near the area of rapid regeneration and potential future city center, creating a year-round community use (Comprehensive Plan, p. 63) and helping to facilitate the Glenwood Center as a destination (Comprehensive Plan, p. 62).

### Questions from CUP Application

*How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?*

See item #1 above.

*Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?*

See item #2 above.

*How does the use affect the health, safety or welfare of the community?*

See item #3 above.

*How does the use support the goals of the Comprehensive Plan?*

See item #4 above.

*How far is the proposed use from a pedestrian/bicycle pathway?*

Please see the image below for measurement from the Ada County Assessor Map.

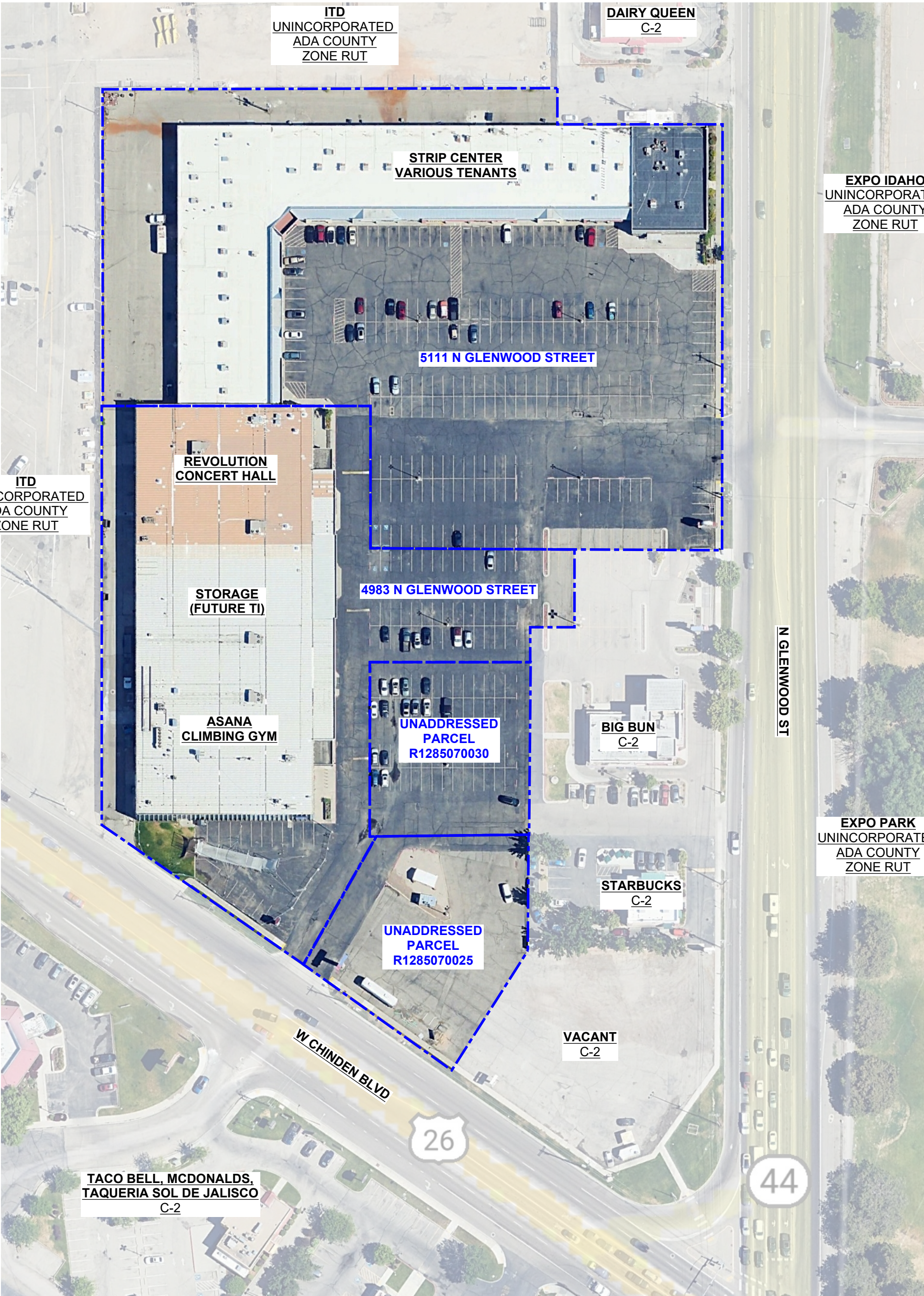


Please reach out to the design team with any questions or concerns.

Thank you,

Jennifer Mohr, AIA, LEED AP BD+C  
Architect Project Manager, erstad Architects







R8191500972  
MCDONALD'S CORP  
1705 S MILWAUKEE ST  
BOISE, ID 83709-0000

S0525110205  
ADA COUNTY  
200 W FRONT ST FL 3  
BOISE, ID 83702-0000

R5506220020  
BRAMBILA DANIEL  
8002 W GRASSLAND CT  
BOISE, ID 83704-0000

R5506220040  
NORMATT PROPERTIES LP  
9001 W RIVERSIDE DR  
GARDEN CITY, ID 83714-0000

R8191508798  
T AND J KELLOGG PROPERTIES 2 LLC  
9987 W ALADAR CT  
BOISE, ID 83704-0000

R1285070010  
NORRIS WILLIAM E SEPARATE  
PROPERTY TRUST  
PO BOX 146  
SUN VALLEY, ID 83353-0000

R8191508840  
FRONTIER CREDIT UNION  
PO BOX 1865  
IDAHO FALLS, ID 83403-0000

R8191502210  
AREC 11 LLC  
PO BOX 29046  
PHOENIX, AZ 85038-9933

R1285070025  
TPC GLENWOOD LLC  
PO BOX 4067  
BOISE, ID 83711-0000

R5506220012  
NORMATT PROPERTIES LP  
PO BOX 607  
MERIDIAN, ID 83680-0000

R8191502311  
STATE OF IDAHO (DEPT OF HIGHWAYS)  
PO BOX 8028  
BOISE, ID 83707-2028

R8191508550  
GMA HOLDINGS LLC  
16836 N PORTSMOUTH LN  
NAMPA, ID 83687-0000

R8191508500  
PRADO PROPERTIES LLC  
4530 VERMILLION ST  
BOISE, ID 83704-0000



**October 3, 2025**

Conditional Use Permit for New Church Use  
5111 N Glenwood Street  
4983 N Glenwood Street  
Unaddressed Parcel R1285070030  
Unaddressed Parcel R1285070025  
Garden City, ID 83714

**RE: Neighborhood Meeting Notice for Project in your Neighborhood  
Conditional Use Permit for Religious Institution in a C-2 Zone**

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

**Meeting Date:** Monday, October 13, 2025

**Meeting Time:** 5:30 pm

**Meeting Location:** on site, 4983 N Glenwood St, Garden City, ID 83714, between Revolution Concert Hall and Asana Climbing Gym

**Project Summary:** The application is for:  X (see below)  remodel of existing site/structure,   new construction,   subdivision),   sign.

*Project scope: conditional use permit application for a religious institution in an existing building at parcel addresses 5111 N Glenwood Street (parcel number R8191508765), 4983 N Glenwood Street (parcel number R1285070040), and two unaddressed parcels directly to the east and south (parcel numbers R1285070030 and R1285070025). The project will also include a new <10,000 square foot second level for the new use within the existing building envelope.*

The proposal is intended to be:   residential,   mixed-use,   multi-family,  X  commercial use,   other.

The project includes  0  residential units and  less than 10,000 new  square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-246-8986 or [jmohr@erstadarchitects.com](mailto:jmohr@erstadarchitects.com). We look forward to hearing from you.

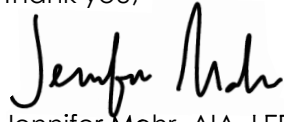
If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the



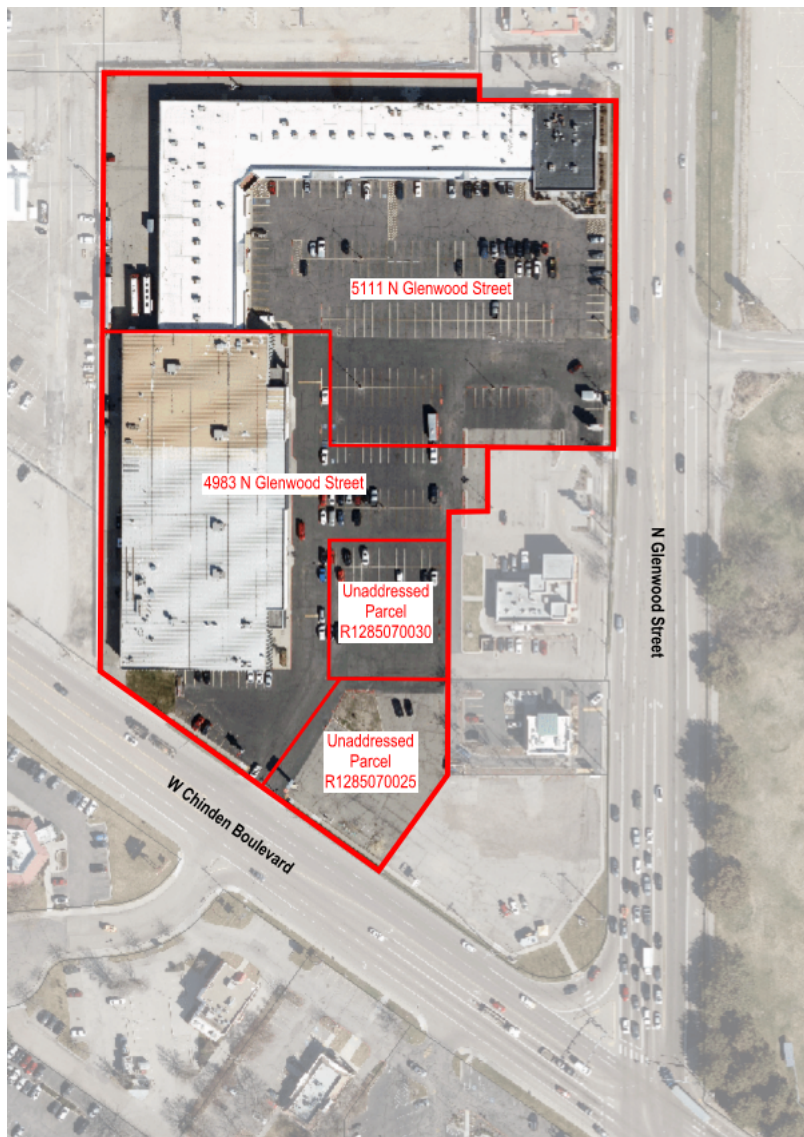
application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,



Jennifer Mohr, AIA, LEED AP BD+C  
Architect Project Manager, erstad Architects







SITE FROM GLENWOOD STREET



SITE FROM CHINDEN BOULEVARD



INTERNAL SITE - FACING NORTHEAST CORNER



INTERNAL SITE - FACING NORTHWEST CORNER





INTERNAL SITE - FACING REVOLUTION CORNER



INTERNAL SITE - FACING SOUTHWEST CORNER



INTERNAL SITE - EXISTING BIKE PARKING AT ASANA



EXISTING FRONTAGE AT CHINDEN



EXISTING ALLEY AND SIDEWALK INTERFACE AT SOUTHWEST CORNER WITH OFFSITE FENCE, MECH, TRASH, ETC.



